

SOCOTEC

Report of Turnover Study

RICHMOND PARK II CONDOMINIUM ASSOCIATION

**2295, 2303, 2304, 2318 Sawyers Hill Road,
2280, 2280 Priory Lane,
Naples, Collier County, Florida**

**SOCOTEC Project Number 6732-001.01
July 2022**



July 29, 2022

RICHMOND PARK II CONDOMINIUM ASSOCIATION, INC.

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Subject: Report of Engineering Consulting Services
TURNOVER STUDY
Richmond Park II Condominium Association
2295, 2303, 2304, 2319 Sawyers Hill Road,
2280, 2280 Priory Lane,
Naples, Florida 34120
Socotec Consulting Project No. 6732-001.01

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this report of our Turnover Study completed for Richmond Park II Condominium Association (Richmond Park II) common area components. Our services were completed in general accordance with our proposal dated March 23, 2022 and authorized by you on May 11, 2022. SOCOTEC has conducted our services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

The purpose of our services was to document the existing condition of common area elements, provide estimates of useful life, estimates of the element's replacement cost, and comment on conditions not in general compliance with good construction practices. This report speaks only as to the condition of the development on the date of our site visit. We appreciate this opportunity to be of service on this project and look forward to working with you on future opportunities.

Sincerely,
Socotec Consulting, Inc.

Matt J. Crater

Matt J. Crater, E.I.
Field Engineer

Thomas E. Conrecode, P.E.
Principal Engineer
Florida Registration No. 46571

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1.0 Executive Summary

Socotec Consulting, Inc. (SOCOTEC) has conducted a turnover study of the subject property's common elements. Our services include providing a written report that identifies the status and maintenance for common elements of the property, the estimated useful life of each element, and the estimated replacement cost for those common elements. The following table summarizes the turnover study results determined by SOCOTEC:

COMPONENT	CURRENT CONDITION	REQUIRED MAINTENANCE/ REPAIR COSTS
Roofs	Fair	\$13,000
Structures	Good	\$0
Fire Protection Systems	Good	\$0
Heating and Cooling	Good	\$0
Plumbing	Good to Fair	\$1036
Electrical Systems	Good	\$0
Pavement and Parking Areas	Good to Fair	\$1000
Drainage Systems	Good to Fair	\$500
Painting	Fair	\$16,500
REQUIRED MAINTENANCE/REPAIR COSTS TOTAL		\$32,036

"Poor" = an item is failing and in need of immediate repairs (0 months – 12 months).

"Fair to Poor" = an item requires major repairs or replacement in the near future (less than 12 months).

"Fair" = an item requires repair in the near future (12 months – 36 months).

"Good to Fair" = an item requires minor repairs or routine maintenance (less than 36 months).

"Good" = an item has been maintained and only routine maintenance is required (3 years or more).

The table does not include items that were considered normal routine maintenance items.

Historical aerial photographs of the subject site indicate that the infrastructure and multi-family buildings began construction circa 2017 and were completed circa 2022.

Appendix A illustrates the subject site location with respect to the local vicinity whereas Appendix B shows an aerial photograph of the subject site. Representative photographs collected during the time of our site visits are represented in Appendix C. Appendix D summarizes our findings regarding current required maintenance costs, useful life, and element replacement costs of the common elements.

2.0 SCOPE OF SERVICES

SOCOTEC has conducted this inspection in general accordance with the scope and limitations of SOCOTEC's proposal number 6732-001.01P dated March 23, 2022.

In general, the property includes the following common items that were evaluated as part of this study:

- Six (6) two-story multi-unit buildings (roofs and paint),
- Interlocking concrete pavers (driveways and unit walkways),
- Various common area fire protection,
- Various common area plumbing, electrical, mechanical hardware, and
- Various common area irrigated landscaped areas.

SOCOTEC personnel completed physical site observations of the subject property on May 10, 2022 that consisted of a visual examination of the property components. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. It is not possible for SOCOTEC to identify discrepancies, which are likely to occur within concealed spaces. No materials testing or field/equipment testing was performed by this office unless specifically authorized and detailed herein. Exterior observations of the common elements were made from the ground level throughout the development and from the roofs of two buildings.

3.0 OBSERVATIONS OF COMPONENTS

The building component categories included in this study are summarized and described below. We have provided our opinion of the current condition for each line item identified in this report using the following terms:

Opinion of Current Condition

Good – An item has been maintained and only routine maintenance is required,

Good to Fair – An item requires minor repairs or routine maintenance,

Fair – An item requires limited repairs or maintenance in the near future,

Fair to Poor – An item requires major repairs or replacement in the near future,

Poor – An item is failing and in need of immediate repairs or replacement.

Roofs

The sloped condominium roofs include low profile concrete roof tiles that are mechanically fastened, or foam adhered to the underlying roof systems, which typically consist of a self-adhering membrane or other underlayment attached to plywood sheathing mechanically fastened over pre-engineered wood trusses. Each roof system also includes gutters, downspouts, overhanging eaves with decorative corbel features, and aluminum perforated soffit. Our study included only visual observations of a sample of roofs and attics located at the subject site. The sample of the roofs and attics inspected during our site visit included:

- Building 2280 and 2281

For the purposes of this report, we assume similar conditions exist at the remainder of the buildings.

The roofs were observed to be in fair overall condition at the time of our site visit.

The following items were noted during our inspection:

- Between 15 and 20 cracked or shattered roof tiles per each roof inspected.
- Construction debris observed on each roof inspected.
- Reported roof leaks on buildings 2281 and 2295.

The attics were observed to be in overall good condition at the time of our visit.

Structures

In general, the building structures located at the subject site include the following:

- 6 two-story multi-unit buildings.

The building structures identified throughout the subject site are likely constructed on reinforced-concrete shallow foundations and built with cast-in-place reinforced concrete columns and beams. The exterior walls of the building structures include CMU block walls covered with painted stucco and other decorative trim. The prefabricated roof trusses for the building structures are attached with straps cast into concrete tie beams. In general, the structures were observed to be in good to fair overall condition at the time of our site visit.

Fire Protection Systems

Each building contains an automated fire sprinkler and alarm system. Sprinkler heads located within the units are fed by a fire main water line attached to the building. Exterior audio and visual alarms, fire extinguishers, and exterior fire lines are part of the system identified at each building and are included in the scope of this study. The systems are tested and maintained through an outside vendor. Fire sealants were inspected inside the three sample attics visited. For the purpose of this report, we assume similar conditions to exist in the remainder of the buildings. In general, the fire protection systems were observed to be in good overall condition at the time of our site visit.

Heating and Cooling

We understand the 6 condominium buildings are provided heating and cooling by HVAC units that are owned and maintained by the individual unit owners and are not included as part of this study. However, considering the HVAC lines merge into several building penetrations, it thus becomes a common element and is included as part of this study. Furthermore, considering some of the unit owned HVAC condensers share a concrete slab, it thus was also included as part of this study. Overall, this item was observed to be in good overall condition.

Plumbing

Applicable plumbing components for the subject property include potable water lines, sanitary sewer pipes, and exterior common area water spigots. Plumbing plans that indicated the sizing of the buildings' plumbing were not provided to SOCOTEC. Richmond Park II is likely provided potable water with 4- to 8- inch diameter PVC water mains. It is then distributed to the 4-unit buildings with ½- to ¾- inch diameter PVC lateral and vertical lines. Main sanitary sewer lines at the subject site likely include

3- to 4-inch diameter PVC pipes with 3/4- to 3-inch lateral and vertical lines serving individual buildings. Municipal Utilities provide water and sewer services to the subject development. In general, this item was observed to be in good to fair overall condition at the time of our site visit.

The following item was noted during our inspection:

- Emergency plumbing services were utilized to repair a leaking backflow preventer at building 2295. \$1036 cost from plumber should be reimbursed as reported by the Association representative.

Electrical Systems

Power is provided to the buildings located at the subject site via underground lines from utility owned onsite transformers. The power is then routed to individual meters that are located on the exterior walls of each building that is serviced throughout the development. In general, Richmond Park II includes exterior light fixtures. Additional electrical systems include exterior building outlets, exterior building electrical systems, and other electrical hardware. Although the housing for the exterior light fixtures appeared to be in good condition at the time of our site visit, the functionality of all the lights could not be confirmed since our study was performed during the daytime hours. In general, this item was observed to be in good overall condition at the time of our site visit.

Pavement and Parking Areas

We understand that the roadways and common parking areas located throughout Richmond Park II are maintained by the Master Association. However, Richmond Park II maintains the interlocking concrete paver driveways, and unit walkways. In general, these items were observed to be in good to fair overall condition at the time of our site visit.

The following item was noted during our inspection:

- Settling pavers were observed in unit 702's driveway, outside building 2319.

Drainage

Drainage for the development is comprised of sloped roofs that deposit water into the roof perimeter gutter and downspout systems that then transport runoff water to the perimeter of the condominium buildings. Stormwater then travels into catch basins, drainage lakes, and/or into connected underground piping that is connected to the adjacent stormwater lakes. In general, the storm water drainage systems at the subject site were observed to be in good to fair overall condition at the time of our site visit.

The following item was noted during our inspection:

- Leaking gutter was reported on the rear side of building 2303.

Painting

The exteriors of the buildings are covered with a textured stucco system, decorative banding, and other various accents. In general, the paint located at the subject site was observed to be in fair overall condition at the time of our site visit.

The following items were noted during our inspection:

- Cracked and/or damaged stucco observed at all buildings.
- Areas of unpainted stucco, stained paint, and/or paint dripping observed at all buildings.
- Damaged decorative banding trim on buildings 2295 and 2319.

4.0 LIMITATIONS OF REPORT

Due to the limited scope of our services, it may be possible that some repairs have not been identified herein. Costs provided herein are opinions only and are based on our experience with similar projects. Unless stated otherwise, no contractors have provided pricing. Depending upon specific products, actual costs will vary from our estimates.

Our services did not include physical assessments for the presence of asbestos, lead paint, pesticides, herbicides, urea-formaldehyde foam insulation, tainted (Chinese) drywall, air quality, molds, or radon. Unless noted herein, the site was not assessed for compliance with State and federal environmental laws or specific building codes. No laboratory analyses were performed on any building materials, soil, surface water, or any other substance as part of this assessment other than those that may be specified in the report. SOCOTEC is not responsible for any independent conclusions, opinions, or recommendations made by others based on the information presented in this report.

5.0 CLOSING

Opinions of costs have been provided for each recommendation and are based on our experience with projects of a similar type, known construction industry averages, or historical cost data. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. It is exclusive of any contingencies and local taxes that may be assessed on this project, and it is assumed that outside contractors will perform remedial work.

We trust the information contained herein is suitable for your needs and appreciate the opportunity to have been of service to you. Please contact us if you have any questions concerning this report.

APPENDIX A

APPENDIX A: SITE VICINITY AERIAL

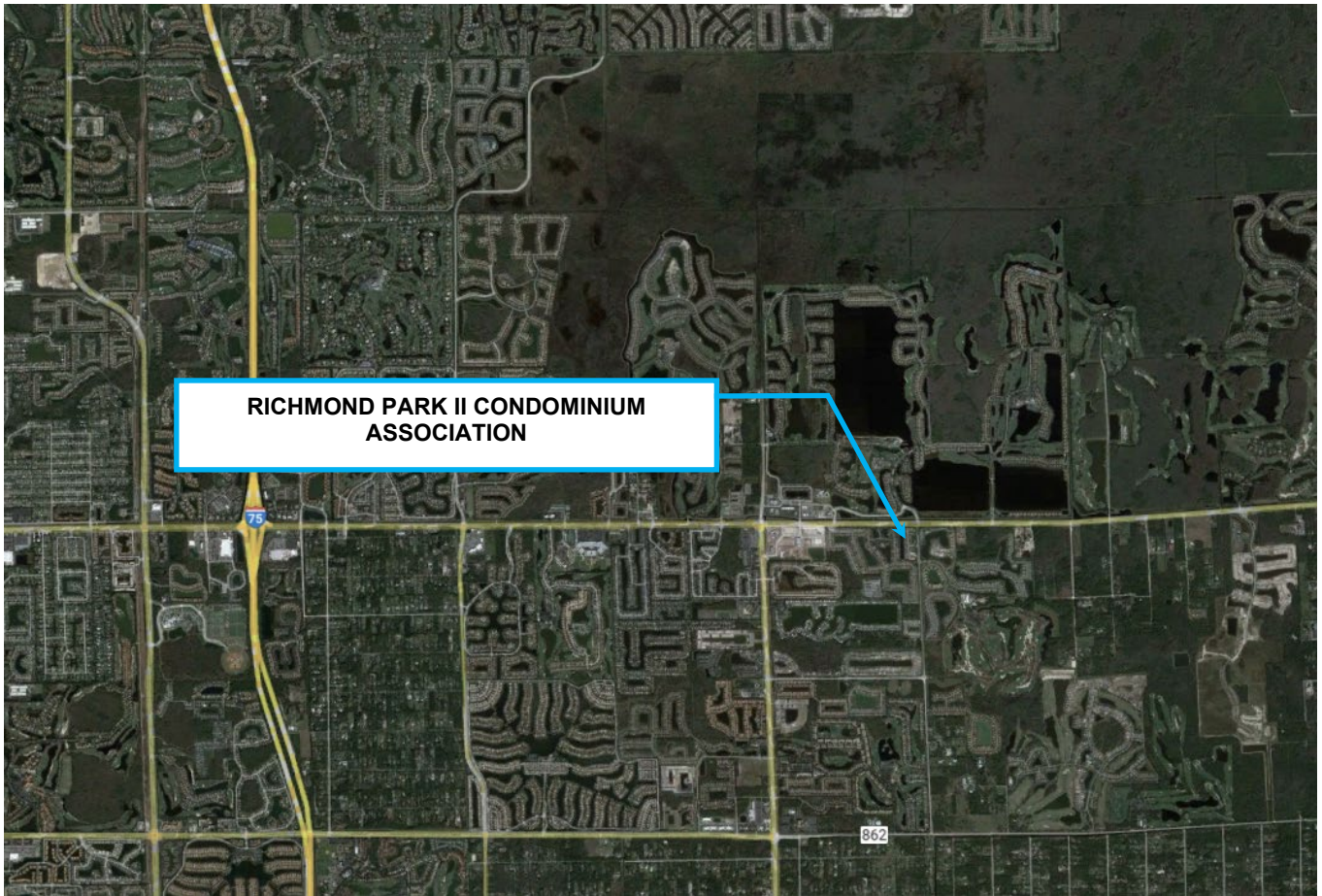


Image from Google Earth Pro.



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APPENDIX B

APPENDIX B: SITE AERIAL

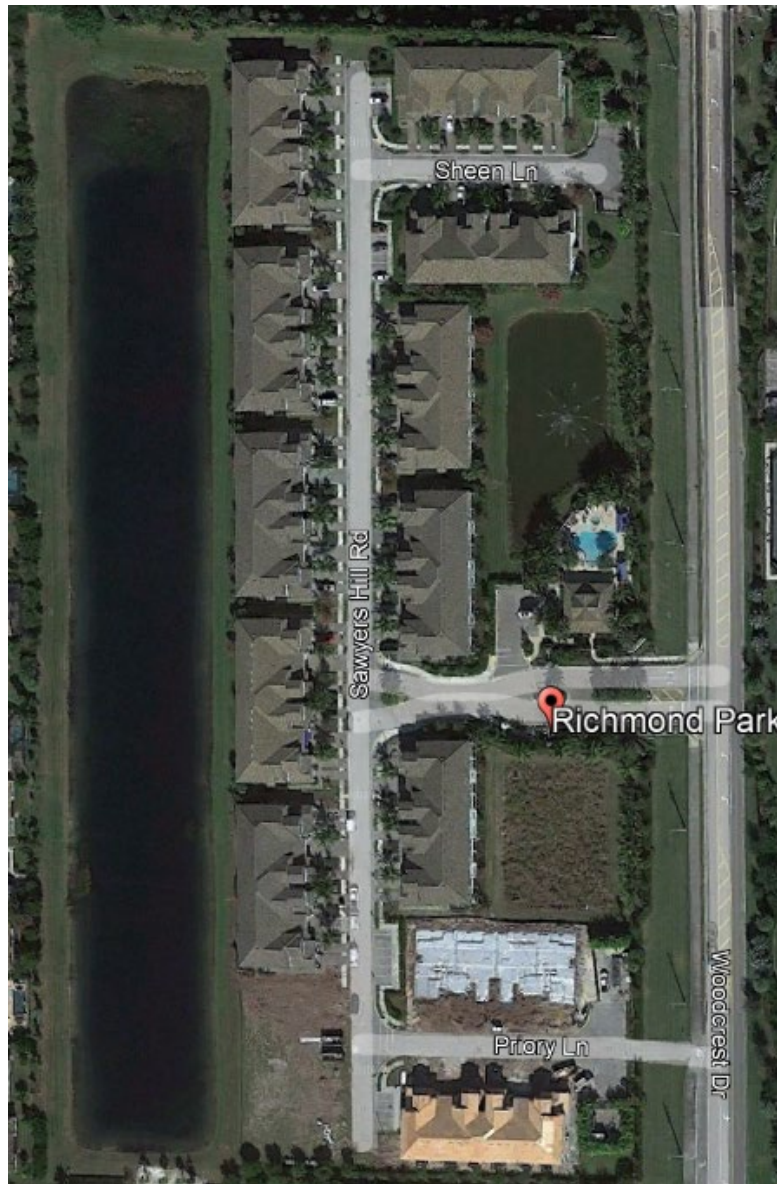


Image from Google Earth Pro

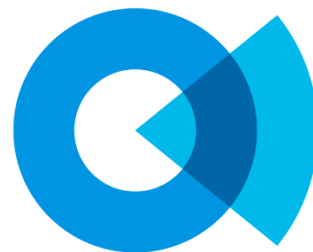


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APPENDIX C

APPENDIX C - SITE PHOTOGRAPHS



View of typical Richmond Park building.



Overall view of typical roof.

APPENDIX C - SITE PHOTOGRAPHS



Overall view of typical attic.



View of typical shattered roof tile.

APPENDIX C - SITE PHOTOGRAPHS



View of typical HVAC setup.



Overall view of typical paver driveways.

APPENDIX C - SITE PHOTOGRAPHS



View of typical paint drippage.



View of typical decorative banding.

APPENDIX C - SITE PHOTOGRAPHS



View of typical stucco damage observed.



View of typical section of unpainted stucco.

APPENDIX C - SITE PHOTOGRAPHS



View of typical stucco cracking observed.

APPENDIX D

APPENDIX D: TURNOVER STUDY COMMON ELEMENT SUMMARY					
RICHMOND PARK II CONDOMINIUM ASSOCIATION					
Condominium Buildings: 6 Amenity Buildings: 0			Building CO'd: 2017 - 2022		
ELEMENT	ELEMENT CONDITION	Required Maintenance Costs	Estimated Useful Life (years)	Approximate Remaining Useful Life (years)	Estimated Replacement Cost
ROOFS	Fair	\$13,000	25	23-25	\$740,000
Address reported roof leaks, buildings 2281, 2295		\$10,000			
Address cracked/shattered roof tiles, all roofs.		\$2,500			
Address miscellaneous debris on roofs, buildings 2280, 2281		minimum			
STRUCTURES	Good	\$0	40+ (Buildings)	40+	NA
FIRE PROTECTION SYSTEMS	Good	\$0	25+ (Fire Sprinkler System) 25 (Fire Sealant)	23-25	\$120,000
HEATING AND COOLING	Good	\$0	12 (HVAC Systems)	9-12	NA
PLUMBING	Good to Fair	\$1,036	40+ (Water/Sewer Lines)	39+	NA
Address leaking backflow preventer, building 2295		\$1,036			
ELECTRICAL SYSTEMS	Good	\$0	25+ Exterior Light Fixtures	23+	NA
PAVEMENT AND PARKING AREAS	Good to fair	\$1,000	40+ (Concrete Pavers)	38+	\$160,000
Address settling pavers in driveway, building 2319		\$1,000			
DRAINAGE SYSTEMS	Good to fair	\$500	30+ (Drainage Lines)	28+	NA
Address leaking gutter, building 2303		Minimum			
PAINTING	Fair	\$16,500	Paint 6 (Increase useful life to 7 years after first recoat)	4-6	\$103,500
Address Damaged/cracked stucco, all buildings.		\$12,000			
Address paint drip, all buildings.		\$3,500			
Address unpainted surfaces, buildings 2281, 2319		minimum			
Address damaged EFIS trim, buildings 2295, 2319		minimum			
ELEMENT TOTAL		\$32,036			
Required Maintenance Costs include permit fees, construction overhead and taxes but exclude special equipment needed to access an element's location.					
Minimum = Approximate minimum fee to complete a required maintenance item.					
Estimated Useful Life assumes that all maintenance is done correctly and in a timely manner.					
Estimated Required Maintenance Costs for each category are the sum of the estimated repair costs for each item identified within the Turnover portion of the report.					
Estimated Replacement Costs are current and not adjusted for future dollars.					
"Poor"= an item is failing and in need of immediate repairs, "Fair"= an item requires repair in the near future, "Good"= an item has been maintained and only requires routine maintenance.					